YUKON BUREAU OF STATISTICS

Yukon Real Estate Survey
Fourth Quarter, 2016

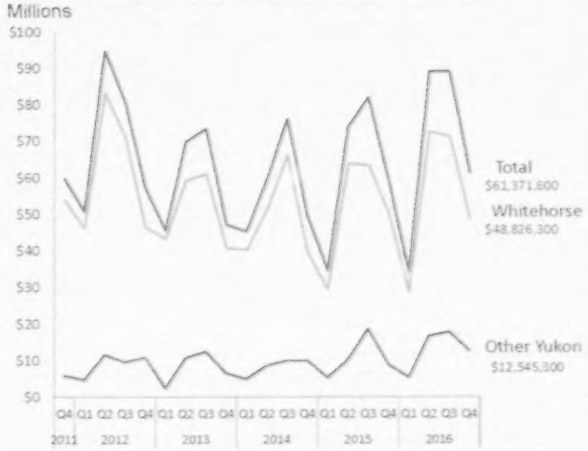
Highlights:

- There were $61.4 million in real estate transactions in Yukon in the fourth quarter of 2016 consisting of $48.8 million in Whitehorse and $12.5 million for the rest of Yukon.
- The average Whitehorse house sale price was $420,300, a decrease of $4,900 from the third quarter of 2016.
- The average Whitehorse condo sale price was $318,400.

2016 Q4 Whitehorse Average Real Estate Prices at a Glance

Single detached house	$420,300
Mobile home	$213,600
Condominium	$318,400
Duplex	$308,300

5-Year Value of Real Estate Transactions



Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc

Comparing the fourth quarter data of 2016 to that of 2015, there was an increase in the total value of Yukon's real estate transactions. In the fourth quarter of 2016, the total value of transactions was $61.3 million compared to $60.9 million during the same period in 2015, an increase of $400,000, or 0.7%.

In Whitehorse in 2016:

- The value of real estate transactions totalled $273.6 million in 2016 compared to $249.3 million in 2015, an increase of $24.2 million, or 9.7%.
- There were 285 single detached house sales, compared to 252 sales in 2015. The average sale price was $421,500, an increase of $3,000, or 0.7%, from 2015 ($418,500).
- A total of 174 condos were sold compared to 166 in 2015. The average condo price was $309,300, a decrease of $1,700, or 0.5%, from 2015 ($311,000).
- There were 35 mobile home sales in 2016 compared to 30 in 2015. The average mobile home price was $227,400 in 2016 compared to $225,400 in 2015.
- In 2016, 37 duplexes were sold compared to 30 in 2015. The average duplex price was $313,900 in 2016 compared to $305,600 in 2015.

About the Yukon Real Estate Survey

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales are included.

Housing Market Information Elsewhere:

Yukon Rent Survey - survey of all types of residential rental units; includes median rent and vacancy rates by community/subdivision. http://www.eco.gov.yk.ca/stats/stats_princ.html#rent

Monthly Statistical Review - contains a summary of real estate and rent surveys as well as building permit data. http://www.eco.gov.yk.ca/stats/monthlyreview.html

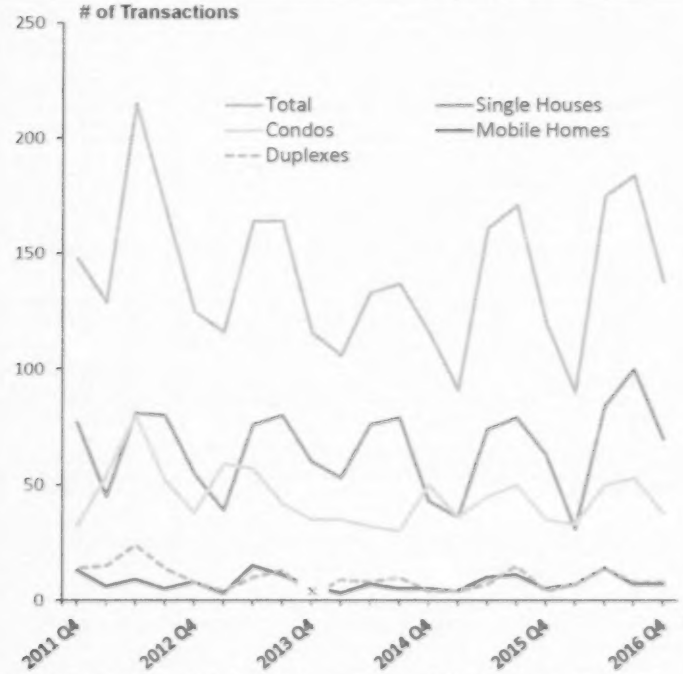
Annual Statistical Review - contains a 10-year historical summary of real estate and rent surveys as well as building permit data. http://www.eco.gov.yk.ca/stats/annualreview.html

Value and Type of Real Estate Transactions in Whitehorse

		Total[1]	Residential					Non-Residential	
			Single Detached Houses	Residential Lots[2]	Mobile Homes	Condos	Duplexes[3]	Commercial Property	Industrial Property
Total Value of Real Estate Transactions[1]						**($000)**			
2016	**Q4**	48,826.3	29,419.1	796.8	1,494.9	12,099.8	2,466.5	1,625.5	923.8
	Q3	71,272.2	42,515.3	799.8	1,509.5	16,209.2	2,463.4	4,605.0	x
	Q2	72,542.1	35,557.3	321.5	3,524.1	15,667.1	4,454.5	11,930.8	1,087.0
	Q1	28,762.8	12,625.8	541.1	1,432.0	9,837.8	2,230.1	811.0	1,285.0
2015	**Q4**	50,319.6	26,798.6	x	1,238.0	11,619.9	1,284.0	x	1,781.5
Number of Real Estate Transactions						**(number)**			
2016	**Q4**	138	70	8	7	38	8	4	3
	Q3	184	100	5	7	53	8	5	x
	Q2	175	84	3	14	50	14	7	3
	Q1	90	31	5	7	33	7	3	4
2015	**Q4**	120	63	x	5	35	4	x	7
Average Value of Real Estate Transactions[4]						**($000)**			
2016	**Q4**	353.8	420.3	99.6	213.6	318.4	308.3	406.4	307.9
	Q3	387.3	425.2	160.0	215.6	305.8	307.9	921.0	x
	Q2	414.5	423.3	107.2	251.7	313.3	318.2	1,704.4	362.3
	Q1	319.6	407.3	108.2	204.6	298.1	318.6	270.3	321.3
2015	**Q4**	419.3	425.4	x	247.6	332.0	321.0	x	254.5

[1] Total also includes multiple-residential sales which are generally too low to release due to confidentiality requirements.
[2] Family Lots include country residential lots. Family lots do not include the majority of lots purchased by contractors.
[3] Duplex refers to one side only.
Rows may not total due to rounding.

Number of Real Estate Transactions in Whitehorse (Q4 '11 to Q4 '16)



[1] Total also includes multi-residential, commercial and industrial transactions.

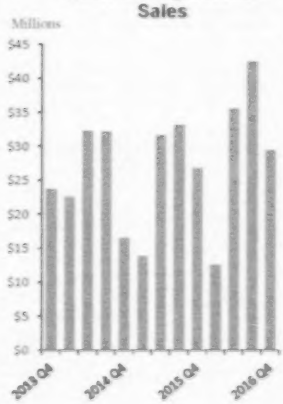
- In Whitehorse, a total of 138 real estate transactions occurred in the fourth quarter of 2016, an increase of 18 transactions compared to the fourth quarter of 2015. Over the previous five years, the fourth quarter average number of sales was 125.
- There were 70 single houses sold in the fourth quarter of 2016. This number of sales was above the average number of fourth quarter sales (60) in the previous five years.
- The number of condos sold (38) in the fourth quarter of 2016 was the same as the average number of fourth quarter sales in the previous five years.
- In the fourth quarter of 2016, eight duplexes were sold in Whitehorse. This figure was above the average number of fourth quarter sales (6) in the previous five years.
- Seven mobile homes were sold in the fourth quarter of 2016, the same as the average number of fourth quarter sales in the previous five years.

Single Detached Houses in Whitehorse by Subdivision

		Total	Down-town	Riverdale	Granger	Copper Ridge[1]	Takhini	Porter Creek	Whistle-bend	Country Residential[2]	Other[3]
Total Value of Single Houses Sold					($000)						
2016	Q4	29,419.1	965.0	3,426.4	1,718.4	4,301.9	0.0	5,839.2	9,533.1	2,187.0	1,448.1
	Q3	42,515.3	1,466.7	8,685.0	0.0	9,841.5	0.0	5,453.5	5,764.6	7,504.8	3,799.3
	Q2	35,557.3	x	4,816.2	x	8,746.0	0.0	8,095.0	5,465.7	4,182.0	2,264.0
	Q1	12,625.8	0.0	1,299.0	x	2,726.5	x	1,722.0	3,274.5	x	2,266.0
2015	Q4	26,798.6	853.5	2,232.0	1,389.0	7,212.0	1,759.5	2,999.0	4,818.6	4,431.0	1,104.0
Number of Single Houses Sold					(number)						
2016	Q4	70	3	9	4	10	0	15	21	4	4
	Q3	100	6	22	0	22	0	14	12	15	9
	Q2	84	x	12	x	20	0	18	13	8	6
	Q1	31	0	3	x	7	x	4	8	x	6
2015	Q4	63	3	7	3	17	4	7	11	8	3
Average Price of Single Houses Sold					($000)						
2016	Q4	420.3	321.7	380.7	429.6	430.2	...	389.3	454.0	546.8	362.0
	Q3	425.2	x	394.8	x	447.3	...	389.5	480.4	500.3	422.1
	Q2	423.3	x	401.4	x	437.3	...	449.7	420.4	522.8	377.3
	Q1	407.3	...	433.0	x	389.5	x	430.5	409.3	x	377.7
2015	Q4	425.4	284.5	318.9	463.0	424.2	439.9	428.4	438.1	553.9	368.0

[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan and Ingram.
[3] Other includes house sales in Hillcrest, Crestview and Valleyview.
Rows may not total due to rounding.

Value of Single House Sales



Average and Median Price of Single Houses

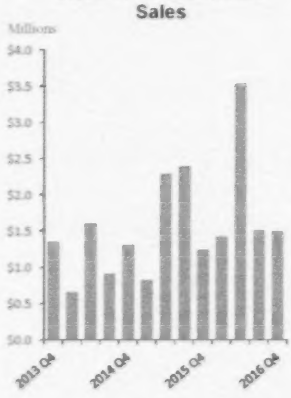
- In the fourth quarter, 70 single houses were sold in Whitehorse in 2016 compared to 100 in 2015. The average price was $420,300 in the fourth quarter of 2016, a decrease of $4,900, or 1.2%, compared to the third quarter of 2016 ($425,200).
- In Whitehorse, the *median* price of single houses in the fourth quarter was $422,100, meaning the prices of half the houses sold were above this figure and the remaining half, below.
- Comparing the fourth quarter of 2013 to the fourth quarter of 2016, the average price of single houses in Whitehorse increased 0.8%, while the Consumer Price Index increased 2.3% during this period. This translates into a real decrease of 1.5% over the last three years (0.8%-2.3%=-1.5%).
- The chartered bank's five year conventional mortgage rate averaged 4.64% in the fourth quarter of 2016, a decrease of 0.07% compared to the third quarter of 2016.

Mobile Homes[1] in Whitehorse

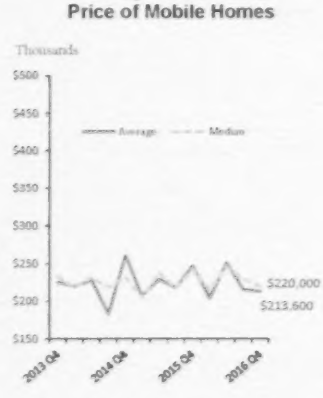
- Seven mobile homes were sold in Whitehorse in the fourth quarter of 2016 with a total transaction value of $1.5 million, averaging $213,600. The *median* price of mobile homes was $220,000.
- The record-high average sale value for mobile homes occurred in the second quarter of 2011 when it reached $272,800. However, it should be noted that there is a fair bit of volatility in the average sale price of mobile homes due to the relatively small number of sales in any given quarter.

[1] Does not include mobile homes sold in mobile parks.

Value of Mobile Homes Sales

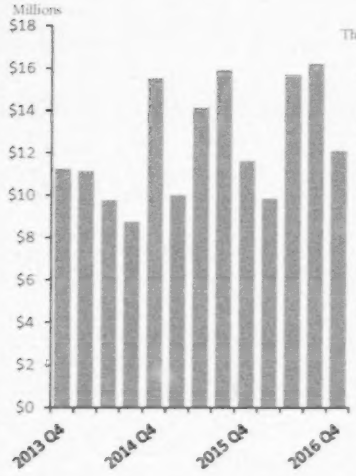


Average and Median Price of Mobile Homes



Condominiums in Whitehorse

Value of Condominium Sales



Average and Median Price of Condominiums

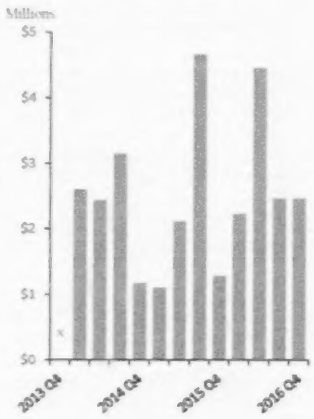
- Condo sales in the fourth quarter of 2016 totalled $12.1 million. The record-high condo sales were in the second quarter of 2012 at $24.0 million.
- There were 38 condo sales in the fourth quarter of 2016 compared to 53 sales in the third quarter of 2016. The record-high condo sales occurred in the second quarter of 2012 when 80 condos were sold.
- The average condo price was $318,400 in the fourth quarter of 2016, an increase of $12,600, or 4.1%, compared to the third quarter of 2016 ($305,800). The *median* condo price was $324,200 in the fourth quarter of 2016. *It should be noted that there is a fair bit of volatility in the average and median condo price on a quarterly basis. This is due in part to new condo projects being completed and therefore multiple units sold at the same or near the same value in one quarter. Depending on the selling prices of these units, this could have a significant effect on the average condo prices.*

Duplexes[1] in Whitehorse

- Duplex sales in the fourth quarter of 2016 totalled $2.5 million. The record-high for duplex sales was $7.7 million, set in the second quarter of 2012.
- There were 8 duplex sales in the fourth quarter of 2016. The record-high number of duplex sales occurred in the second quarter of 2012 when 24 duplexes were sold.
- The average duplex price was $308,300 in the fourth quarter of 2016 while the *median* price was $317,000.

[1] Duplex refers to one side only.

Value of Duplex Sales



Average and Median Price of Duplexes

x = suppressed for confidentiality ... = not appropriate/applicable

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